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6 *Attorney for Defendant*
THUNDER PROPERTIES, INC.

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

* * *

12 U.S. BANK TRUST, N.A., AS TRUSTEE FOR)
13 LSF9 MASTER PARTICIPATION TRUST,)
14 Plaintiff,) Case No. 3:17-cv-00011-HDM-VPC
15 vs.)
16 THUNDER PROPERTIES, INC.;)
17 ESPLANADE AT DAMONTE RANCH)
HOMEOWNERS ASSOCIATION; ATC)
ASSESSMENT COLLECTION GROUP, LLC,)
18 Defendants.)

STIPULATION AND ORDER TO DISMISS

20 COMES NOW Plaintiff, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9
21
22 MASTER PARTICIPATION TRUST ("U.S. Bank"), and Defendant, THUNDER
23 PROPERTIES, INC. ("Thunder"), by and through their undersigned counsel, and hereby
stipulate and agree as follows:

24
25 1. Thunder and U.S. Bank have entered into a settlement agreement resolving the
26 instant action as between themselves in its entirety. The specific terms of the
27 settlement are confidential but involve the payment of a sum of money by
Thunder in exchange for the release and reconveyance of the security interest that

- 1 U.S. Bank claims to hold in the real property at issue herein.
- 2 2. U.S. Bank's claims against Co-Defendant, ESPLANADE AT DAMONTE
- 3 RANCH HOMEOWNERS ASSOCIATION, were previously dismissed pursuant
- 4 to an Order dated July 27, 2017 [ECF #22].
- 5 3. Co-Defendant, ATC ASSESSMENT COLLECTION GROUP, LLC ("ATC"), has
- 6 neither answered nor appeared herein. U.S. Bank hereby voluntarily dismisses its
- 7 claims against ATC without prejudice pursuant to Fed. R. Civ. P. 41(1)(A)(ii).
- 8 4. U.S. Bank's claims against Thunder shall be dismissed with prejudice in their
- 9 entirety.
- 10 5. U.S. Bank and Thunder shall each bear their own attorneys' fees and costs
- 11 incurred herein.
- 12 6. All claims at issue in this matter having been resolved, the instant action shall be
- 13 closed.

14 Dated this 6th day of June, 2019.

15 ROGER P. CROTEAU &
16 ASSOCIATES, LTD.

WRIGHT, FINLAY & ZAK, LLP

17 /s/ Timothy E. Rhoda
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23 **IT IS SO ORDERED.**

24 By: *Howard D. McKibbin*
25 _____
Judge, U.S. District Court

27 Dated: June 7, 2019